



Howard County Maryland
Department of Planning and Zoning
3430 Courthouse Drive, Ellicott City, MD 21043

(410) 313-2350

DPZ Office Use only:

Case No A4-21-015

Date Filed 12/23/21

Administrative Adjustment to the Bulk Regulations

Bulk Regulation Adjustment Request

Amount requested: 342 square feet increase to the maximum cumulative lot coverage for accessory buildings.

Height, Setback, Etc: Maximum lot coverage for accessory structures from 2,200 square feet to 2,542 square feet.

Zoning Regulation Section: 128.0.A.12.a.(1)(c) Supplementary Bulk Regulations, Cumulative lot coverage for accessory buildings

Reason for Request: Add a custom, intentional, upscale pole building on the property that enhances the character, use and appearance of the property. Upon completion, the proposed building design integrates with the pool area, enables environmental benefit options, and eliminates an existing and deteriorating garden shed that will be removed upon completion of the building.

Percent adjustment of the bulk requirement: (May not exceed 20%) 15.5%

Petitioner Information

Petitioner's Name: Thomas M. Grimm and MaryLou Grimm (owners)

Address 17401 White Dogwood Court, Mount Airy, MD 21771-3231

Phone No. (W) 301.829.9501 **(H)** 410.549.3292 **Email Address:** thomas.grimm@comcast.net

Counsel for Petitioner: None

Counsel's Phone No. NA **Email Address:** NA

Property

Address of Subject Property: 17401 White Dogwood Court, Mount Airy, MD 21771-3231

Total Acreage of Property: 3.0800 **Election District:** 4 **Zoning District:** RC-DEO

Tax Map # 7 **Grid** 0001 **Parcel** 0001 **Lot** 1

Subdivision Name and File # (if applicable) White Wood Estates

Site Development Plan File # SDP-

Petitioner's Interest in Subject Property:

- ☒ Owner (including joint ownership)
- ☐ Owner's Authorization attached (If petitioner is not the owner)

DEC 23 2021

A supplement must be attached which addresses each of the following criteria:

- That there are unique physical conditions, including irregularity, narrowness or shallowness of lot or shape, exceptional topography, or other existing features peculiar to the particular lot; and that as a result of such unique physical conditions, practical difficulties and unnecessary hardships arise in complying strictly with the bulk provisions of these regulations.
- The administrative adjustment, if granted, will not alter the essential character of the neighborhood or district in which the subject property is located; will not substantially impair the appropriate use or development of adjacent property; and will not be detrimental to the public welfare.
- That such practical difficulties or hardships have not been created by the owner provided, however, that where all other required findings are made, the purchase of a lot subject to the restrictions sought to be varied shall not itself constitute a self-created hardship.
- That within the intent and purpose of these regulations, the administrative adjustment, if granted, is the minimum necessary to afford relief.

Administrative Adjustment Plan

- All plans must be folded to approximately 8 ½ x 14 inches. The plan must be drawn to scale and must include the items listed below:
 - ✓ Courses and distances of property lines
 - ✓ Size of property
 - ✓ North arrow
 - ✓ Scale of plan
 - ✓ Zoning of subject property and adjoining property
 - ✓ Tax map, parcel and lot number of subject property
 - ✓ Required setback or other bulk requirement, and the requested adjustment from the setback or other requirement
 - ✓ Existing and proposed uses, structures, natural features, landscaping, parking spaces, driveways, and points of access on the subject property
 - ✓ Location of well and private sewerage easement, if applicable
 - ✓ Floor area and height of structures, setback distances, and other numerical values necessary for examination of the petition
 - ✓ Any other information as may be necessary for full and proper consideration of the petition

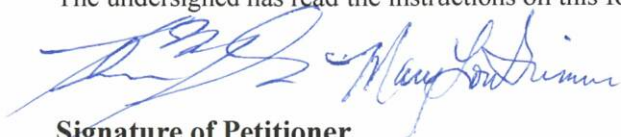
Materials, Fees, Posting and Advertising

- **The original plus two (2) copies of this petition**, all supplemental pages or reports, and the required plans must be submitted.
- The undersigned agrees to pay all costs in accordance with the current schedule of fees. The fee is **\$300.00 plus \$25.00** for a poster. The undersigned also agrees to properly post the property at least 15 days immediately prior to the hearing, to maintain the posters as required, and to submit an affidavit of posting at the time of the hearing.

Signatures

The undersigned hereby affirms that all of the statements and information contained in, or filed with, this petition are true and correct.

The undersigned has read the instructions on this form, filing herewith all of the required accompanying information.



Signature of Petitioner



Signature of Attorney

For DPZ office use only:

(Make checks payable to the "Director of Finance")

County Website: www.howardcountymd.gov

Hearing fee: \$

Poster fee: \$

Total: \$

Receipt No.

County Website: www.howardcountymd.gov

NOTE: No appointment is needed to submit this application and payment of fees is not due until a hearing date is set and you are notified.

**THOMAS M. GRIMM
MARYLOU GRIMM**

December 22, 2021

Mr. John E. Hartner
Planning Supervisor
Howard County Planning and Zoning
3430 Court House Drive
Ellicott City, MD 21043

Subject: Administrative Adjustment to the Bulk Regulations, case number BA-20-025V

Dear Mr. Hartner:

Please find enclosed an original plus 2 copies of a Residential District Administrative Adjustment to the Bulk Regulations Petition, supplemental pages, exhibit plan, and related supporting material. The request seeks an Administrative Adjustment to the Bulk Regulations for an increase of 15.5% from 2,200 square feet to 2,542 square feet for maximum cumulative lot coverage permitted for all accessory structures as described in Section 128.0.A.12.a.(1)(c) Supplementary Bulk Regulations, Cumulative lot coverage. This is the continuance of case number BA-20-025V extended on November 4, 2021.

It is our desire to build a custom, upscale pole building to enhance the character, use and appearance of the property. We do not intend for the structure to resemble a low-end, dissimilar, out of place and minimalist structure. We intend to design the building to look like a high-end structure that coordinates with the primary residence and integrates with the existing pool area. The primary driver for the request is the addition of an attached lean-to roof over an open pervious porch that will be adjacent to the pool area and is one of several planned upscale aesthetic components of the building. The proposed design is beneficial to the intent of the bulk regulation by enabling water conservation using rainwater harvesting to replenish pool water lost to evaporation and to water the surrounding plants and landscaping.

If granted, the improvement will enhance and not alter the essential character of the neighborhood or district in which the lot is located. It will not substantially impair the appropriate use or development of adjacent property; and will not be detrimental to the public welfare. That within the intent and purpose of these regulations, the Administrative Adjustment, if granted, is the minimum necessary to afford relief to achieve the building's intended use and integration into the property and the surrounding area. The Administrative Adjustment will conclude and preclude additional covered accessory structures on the property.

If you have any questions, please contact Tom Grimm at your earliest convenience using any of the contact information below. Thank you in advance for your consideration.

Sincerely,



Thomas M. Grimm and MaryLou Grimm
Property Owners



Administrative Adjustment Request Supplement

Thomas M. and MaryLou Grimm (owners)

17401 White Dogwood Court, Mount Airy, MD 21771-3231

Election District: 4 | Zoning District: RC-DEO | Tax Map #: 7 | Grid Parcel: 0001 | Lot: 1

Case Number BA-20-025V

Overview

It is the petitioners' desire to build a custom, upscale pole building to enhance the character, use and appearance of the property. We intend to design the building to be a high-end structure that coordinates with the residence, integrates with the existing pool area, and enables environmental benefits. The driver for the request is the addition of an attached lean-to roof over an open pervious porch area that will be adjacent to the existing pool area. It is one of several planned upscale aesthetic and functional components of the building as the building will be in proximity to, and visible from Hardy Road.

- *That there are unique physical conditions, including irregularity, narrowness or shallowness of lot or shape, exceptional topography, or other existing features peculiar to the particular lot; and that as a result of such unique physical conditions, practical difficulties and unnecessary hardships arise in complying strictly with the bulk provisions of these regulations.*

There are unique physical conditions, including the irregularity and narrowness of the lot shape, and other existing features peculiar to the lot. The proposed location of the building eliminates the unnecessary hardships and practical difficulties that result from the unique physical conditions of the lot.

There are no viable nor beneficial alternative placements to the west or "back yard" of the residence given the narrowing of the lot's Building Restriction Lines (BRL), existing mature trees, existing structures, well and septic locations. The building area of the lot narrows significantly toward the west by approximately 50% vs the eastern front BRL. The adjacent lot and the other lots on the court are of consistent width or expand toward the rear of their respective lots. Three (3) exceptionally large and healthy 30+ year-old willow trees located within the building area have an extreme and complex root system that extends beyond their canopy that would be cost prohibitive to remove and would disturb a lot of ground surface area to do so.

The proposed placement allows for the building's northern side wall to become easily incorporated into the pool area's existing fence completing the perimeter enclosure of the pool area for regulatory & safety purposes. Egress will be secured and compliant with county regulations for accessing a pool area. The proposed location provides an opportunity for the addition of a lean-to hip roof over an open pervious porch surface along the north wall further integrating the building with the pool area. The proposed size, location and coverage is beneficial to the intent of the bulk regulation by enabling water conservation using rainwater harvesting from the north-facing roof surfaces to replenish pool water lost to evaporation and to water the surrounding plants and landscaping. Any surplus roof surface stormwater runoff would be to pervious surfaces that will surround the building.

The proposed location allows trenching for electrical power from the residence, or from the utility pole which serves the residence from across Hardy Road south of the proposed location. The location and orientation of the building enables future integration of renewable energy via solar panels on the south-facing roof with convenient and cost effective connectivity to the power grid. The proposed location is the least distance from the proposed entrance to the property from Hardy Road that has been approved by the Howard County Department of Public Works Bureau of Highways. The location minimizes the distance and footprint of the planned pervious driveway and turn-around area. Upon completion, the proposed building will eliminate an existing deteriorating garden skid-type shed at the west end of the property once the garden shed's contents are immediately transferred to the new building upon the building's completion. Multiple skid-type garden shed structures, or a plain box agriculture structure would be inconsistent with other accessory buildings on the adjacent properties, those within the White Woods Estate development, and those within the surrounding area. Please see the aerial views of surrounding properties in the attached supporting documentation.

In summary, practical difficulties and unnecessary hardships arise in complying strictly with the bulk provisions of these regulations to make the building look intentional, purposefully placed, integrated, environmentally beneficial, and appropriate, versus alternative allowable low-end structures.

- *The administrative adjustment, if granted, will not alter the essential character of the neighborhood or district in which the subject property is located; will not substantially impair the appropriate use or development of adjacent property; and will not be detrimental to the public welfare.*

The use of the property will remain residential compliant with Howard County Zoning Regulations and the White Wood Estates covenants filed with the county. The proposed pole building, and the existing pool skid-type shed will ultimately be the only accessory buildings on the lot. The surveyors labeled the existing pool shed as an "EXISTING BATH HOUSE" on the plan. The pool shed does not have plumbing, water, or septic connectivity. The accessory buildings will not be used for human occupancy. The accessory buildings will not have indoor plumbing. The accessory buildings will not be connected to the well or septic system on the property. The accessory buildings will not be connected to public sewage or water.

The proposed pole building will store items used to maintain the property. Those items include a large Toro commercial type zero turn 60" mower, a Kubota tractor with a 60" mower, snow blower, 5' tractor rake, 5' tractor plow blade, large dump cart, an agricultural bell spreader, an agricultural boom sprayer, and other property maintenance equipment. It will store licensed daycare items, supplies, toys and other household bulk items. Licensed in home day care requires significant storage that currently occupies over half of the existing 2 car garage in the residence. It will also store a 7'w x 21'l x 11'h Jayco travel trailer. The building will frequently store the travel trailer to avoid parking the travel trailer in the open on the property. It will house pool supplies. It will house a hobby workshop. The combined uses for the building determined its size. The proposed building replaces a very cramped and deteriorating garden skid-type shed currently located at the western end of the lot. The proposed building's design, size, use, and intentional integration with the existing uses of the property improves the character of the property.

Most of the surrounding lots in White Wood Estates have one or more large pole buildings thereby establishing precedent and acceptance. The two (2) immediately adjacent lots each have a

large pole building. Another near adjacent property on White Dogwood Court has multiple pole buildings. The property is in a mostly farming area of the county with hundreds of acres in conservation. Pole buildings are abundant.

The approval of the requested administrative adjustment will ultimately influence the final building design. The petitioners will make every effort to make the proposed building look like a high-end structure coordinating with the residence and existing pool shed structure by matching siding and roof color, matching roof pitches, cupola, finished with a one-foot soffit overhang on all sides with trim and gutters, Dutch corners on overhead doorways, shutters, wainscoting, and wrapped poles supporting a lean-to roof over an open pervious porch surface will make the building look intentional and complete. The existing pool shed in the pool area is located on a pervious over-sized loose blue stone pad that facilitates absorption of stormwater into the ground and is not on a permanent foundation. The pool shed has aesthetic upgrades such as multi-light single hung windows, shutters, a multi-light arched windowed double door entrance for the enclosed area, a screened in porch, an architectural shingled hip roof, and a cupola with a weathervane to make the structure look intentional and integrated with the pool area. The petitioners do not want the pole building to resemble an otherwise allowable low-end and basic block-like structure.

The administrative adjustment will not alter but will enhance the essential character of the neighborhood or district in which the subject property is located. The planned scale of the use is appropriate for the site and is exceedingly compatible with other structures and properties located adjacent to and within the development, and within the surrounding community. Please reference the attached supporting materials for aerials of the surrounding lots, surrounding structures, a picture of the pool shed, and an example prototype concept of the intended structure.

- *That such practical difficulties or hardships have not been created by the owner provided, however, that where all other required findings are made, the purchase of a lot subject to the restrictions sought to be varied shall not itself constitute a self-created hardship.*

The practical difficulties or hardships have not been created by the owner provided, however, that where all other required findings are made, the purchase of the lot subject to the restrictions sought to be varied has not itself constituted a self-created hardship. The hardship is the restriction of the total lot coverage that impedes the addition of a functional lean-to roof over a pervious porch area to integrate the building fully and purposefully with the pool area. The planned design is beneficial to the environmental intent of the regulation by enabling rainwater harvesting techniques close to the pool and surrounding landscaping. The practical difficulties or hardships are created by the bulk regulation. The bulk regulation would otherwise allow a plain box structure to be built that would not be as favorable to the value to the property or the neighborhood and would serve no additional benefit toward the intent of the regulation.

- *That within the intent and purpose of these regulations, the administrative adjustment, if granted, is the minimum necessary to afford relief.*

The maximum administrative adjustment to Zoning Regulation 128.0.A.12.a.(1)(c) Supplementary Bulk Regulations, cumulative lot coverage for accessory buildings is up to 20% of the 2,200 square feet bulk regulation. The maximum would be an additional 440 square feet for a total of 2,640 square feet of lot coverage. The relief requested is for an increase of only 342 square feet for a total lot coverage for all accessory buildings of 2,542 square feet – a 15.5%

increase. A location survey performed by Benchmark Engineering Inc., a Howard County land surveying firm, confirms the proposed building corners will be within the Building Restriction Lines.

The proposed pole building will last much longer, look much better and is more environmentally beneficial than adding multiple garden sheds and the open storage of a recreational vehicle – all allowable under the regulation. The administrative adjustment is the minimum necessary to afford relief to add the planned upscale 1 foot overhang on all sides and a lean-to roof that serves and exceeds the intent of these regulations by enabling environmental benefits, enhances the appearance of the structure, functionally integrates the building with the rest of the property and exceeds compatibility with other structures in White Wood Estates.